

AGENDA
COLUMBUS PLAN COMMISSION
March 5, 2003, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA

ROLL CALL

LIAISON REPORTS

PLAT COMMITTEE-Steve Ruble
CITY COUNCIL-Craig Hawes
COUNTY PLAN COMMISSION-Dave Bonnell
BOARD OF ZONING APPEALS-Gary Nienaber
HEARING OFFICER-Thom Weintraut
PARK BOARD-Mike Gillespie
UTILITY REVIEW COMMITTEE-Michael Thomasson
LANDSCAPE REVIEW COMMITTEE-Patricia Zeigler

CONSENT AGENDA

- A. Minutes of February 5, 2003.

NEW BUSINESS REQUIRING COMMISSION ACTION

PUBLIC HEARING

- B. **PUDF-03-01: Little Creek Revised Final Detailed PUD Plan** –A petition by Robert Monroe Construction Inc. for Plan Commission approval of a Detailed (Final) PUD Plan for Phase 1 of the Little Creek PUD development, consisting of 2.3 acres located immediately west of Westhill Shopping Center between SR 46 and Carlos Folger Road, for the purpose of permitting redevelopment of two existing one-story buildings totaling approximately 16,635 square feet and a parking area of 42 spaces, along with landscaping, signage and other appropriate infrastructure.

PUBLIC HEARING

- C. **RZ-03-02: Able Energy-Jacobs Rezoning** – A petition by Able Energy Co. and E. Robert Jacobs to rezone approximately 53 acres, located on the north side of Rocky Ford Road between Talley Road and Greenbriar Drive, From AG (Agricultural) to R-2 (single-Family Residential).

PUBLIC HEARING

- D. **ANX-03-02: Able Energy-Jacobs Annexation** – A petition by Able Energy Co. and E. Robert Jacobs to annex to the City of Columbus, Indiana an area east of and contiguous to the current city boundary, located on the north side of Rocky Ford Road between Talley Road and Greenbriar Drive and Totaling approximately 53 acres.

PUBLIC HEARING

- E. **MP-03-03, SHATTO MINOR SUBDIVISION**, By James L. Puckett, is a proposal to create 1 lot totaling 40.0 acres The property is located on the west side of CR 175 West, approximately ¼ mile north of CR 450 South in Wayne Township.

PUBLIC HEARING

- F. **C/RZ-03-01: James L. Puckett Rezoning**: A request by James L. Puckett to rezone approximately 38.875 acres, located on the west side of CR 175 West approximately ¼ mile north of the CR South intersection (6630 South 175 West), in the territorial jurisdiction of the City of Columbus, from AG (Agriculture) to I-3 (Heavy Industrial).

PUBLIC HEARING

- G. **ANX-03-01 James L. Puckett**: A petition to annex to the City of Columbus approximately

38.875 acres, located on the west side of CR 175 West approximately ¼ mile north of the CR 450 South intersection (6630 South 175 West) in the territorial jurisdiction of the City of Columbus. The property is located in Wayne Township contiguous to current city boundaries on the west and south, comprising approximately 37.5 percent of the total property perimeter

PUBLIC HEARING

- H. PUD-3-03: Wal-Mart PUD Rezoning** – A petition by Wal-Mart Real Estate Business Trust (by Thomas Michael Quinn), to rezone a property of approximately 21.56 acres located south of 10th Street and east of Whitfield Drive (address: 735 Whitfield Dr.), from B-5 (General Business) too PUD (Planned Unit Development), to allow eventual approval of a Detailed PUD Plan which would allow inter alia creation of a seasonal Garden Center display area in the parking lot occupying approximately 128 parking spaces, along with existing site features associated with department-store retail commercial development.

PUBLIC HEARING

- I. Columbus Thoroughfare Plan Update**-A complete revision and replacement of the city's existing Thoroughfare Plan, including the following element: General Thoroughfare Policy; Functional Classifications of street; Cross Sections of Streets in the various functional classification categories; Policy on Street Design Principles and Standards; a new Private Street Policy; anew Street and Alley Vacation Policy; a new Critical Access Corridor Plan; a new Access Control Policy; a new Policy for Traffic Control Devices for Residential Street; a new Policy for Traffic Calming Devices for Residential Street; a Street Lighting Policy; a list of Recommended Improvements through 2020; and revised Thoroughfare Maps for the city of Columbus and its extraterritorial jurisdiction. The entire draft Thoroughfare Plan is on file in the Planning Department offices, and may be examined in its entirety up to and including the time and date of the hereby-scheduled Plan Commission public hearing.

REPORTS & RECOMMENDATIONS

Director's Report

ADJOURNMENT

THE PLAN COMMISSION MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.